

Updated Corridor Indicator Study

Corridor	Courthouse	Genito	Huguenot	Rt. 360	River Rd.	Route 10	Turner Rd.	Total
Population (estimated)								
Frontage Properties	619	1,274	274	2,013	1,194	1,824	494	7,692
Properties within 1/2 Mile	7,397	11,568	7,600	19,773	8,937	19,652	13,083	81,677
Countywide Total								278,000
Parcel Size (median square footage of single-family parcels)								
Frontage Properties	40,396	13,727	20,375	56,272	17,512	27,968	24,304	25,527
Properties within 1/2 Mile	16,514	12,409	18,808	14,452	15,594	17,391	13,815	15,247
Countywide Total								16,604
Vacant Parcels (parcels with no assessed improvement value)								
Frontage Properties	225	270	142	437	479	706	280	2,539
Total Acres	793	1,299	123	2,513	2,150	5,202	456	12,536
Number of Vacant Properties	63	57	23	139	111	228	39	660
Acres Vacant	210	763	23	1,029	454	1,222	69	3,770
Percentage of Properties Vacant	26%	21%	16%	32%	23%	32%	14%	26%
Properties within 1/2 Mile	3,073	4,141	2,454	6,847	3,062	7,399	4,461	31,437
Total Acres	3,004	6,384	2,038	10,236	7,384	16,020	3,700	48,766
Number of Vacant Properties	319	310	205	796	769	1,410	738	4,547
Acres Vacant	762	2,563	207	3,342	3,050	5,089	1,063	16,076
Percentage of Properties Vacant	10%	7%	8%	12%	25%	19%	17%	9%
Countywide Total								
Density (dwelling units per gross acre)								
Frontage Properties	0.33	0.44	0.86	0.41	0.22	0.15	0.41	0.27
Properties within 1/2 Mile	0.90	0.85	1.55	0.87	0.32	0.48	1.45	0.69
Countywide Total								0.40
Housing Age (median year of single-family house construction)								
Frontage Properties	1966	1983	1971	1957	1955	1955	1963	1964
Properties within 1/2 Mile	1981	1983	1967	1985	1970	1980	1977	1980
Countywide Total								1983

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Housing Mix								
Frontage Properties								
Single-Family Residential	49%	31%	87%	7%	71%	28%	86%	35%
Multi-Family Residential	51%	69%	13%	93%	29%	32%	14%	56%
Mobile Homes	0%	0%	0%	0%	0%	39%	0%	9%
Properties within 1/2 Mile								
Single-Family Residential	95%	83%	73%	66%	90%	69%	56%	72%
Multi-Family Residential	5%	17%	27%	34%	10%	23%	43%	26%
Mobile Homes	0%	0%	0%	0%	0%	8%	1%	2%
Countywide Total								
Single-Family Residential								82%
Multi-Family Residential								16%
Mobile Homes								2%
House Size (median square footage of single-family houses)								
Frontage Properties	1,473	1,537	1,858	1,542	1,200	1,499	1,524	1,500
Properties within 1/2 Mile	1,628	1,616	2,099	1,607	1,312	1,764	1,544	1,660
Countywide Total								1,796
Residential Turnover (percentage of single-family houses sold within one year)								
Frontage Properties	10.0%	12.0%	2.1%	2.9%	5.7%	6.9%	12.0%	6%
Properties within 1/2 Mile	10.4%	11.1%	7.4%	12.7%	7.4%	10.5%	11.7%	9%
Countywide Total								8%
Owner Occupancy (percentage of owner-occupied single-family houses)								
Frontage Properties	77%	89%	89%	49%	78%	63%	85%	72%
(for properties sold 1997-2002)	71%	87%	79%	28%	65%	43%	87%	70%
Properties within 1/2 Mile	89%	90%	91%	89%	74%	87%	89%	88%
(for properties sold 1997-2002)	91%	90%	92%	91%	72%	88%	89%	89%
total	993	1,578	715	2,507	723	2,111	1,334	9,961
owner	906	1,416	657	2,282	519	1,850	1,181	8,811
Countywide Total								91%
Residential Code Enforcement (complaints per capita)								
Frontage Properties	0.015	0.002	0.004	0.006	0.024	0.016	0.012	0.014
Properties within 1/2 Mile	0.009	0.008	0.007	0.009	0.026	0.014	0.009	0.011
Countywide Total								0.012

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Police Calls (per capita)								
Frontage Properties	1.144	0.443	1.303	1.667	0.550	1.480	1.091	1.154
Properties within 1/2 Mile	0.267	0.176	0.189	0.306	0.152	0.353	0.305	0.291
Countywide Total								0.484
Maintenance and Reinvestment (average building permit value per house for renovations and additions)								
Frontage Properties	\$ 31	\$ 190	\$ 897	\$ 148	\$ 77	\$ 550	\$ -	\$ 212
Properties within 1/2 Mile	\$ 274	\$ 159	\$ 325	\$ 343	\$ 176	\$ 234	\$ 472	\$ 284
Countywide Total								\$ 230
Vacant and Under-Improved Land (percentage of acreage with assessed improvement values less than 50% of total assessed property values)								
Frontage Properties ¹	40%	79%	30%	71%	36%	68%	34%	61%
Properties within 1/2 Mile ²	32%	45%	27%	47%	53%	55%	43%	48%
Countywide Total								65%
Assessment Trends (percentage change in average single-family residential assessments from 1998 through 2002)								
Frontage Properties	4.6%	3.3%	3.0%	3.2%	5.3%	4.4%	5.7%	4.2%
Properties within 1/2 Mile	5.4%	4.6%	4.4%	6.1%	4.6%	5.4%	5.5%	5.3%
Countywide Total								5.6%

"Total" column does not always equal the sum of individual corridor column figures, due to overlap in corridor areas. The total figure represents the total of unique values for the seven corridors.

Note 1: For Courthouse Road frontage properties, this figure includes seven church-owned vacant parcels with a total land area of 30.37 acres and the Mary Moody Tract (78.48 acres). This figure excludes developed church parcels, schools, and parks.

Note 2: For Courthouse Road corridor properties, this figure includes eight church-owned vacant parcels with a total land area of 36.63 acres and the Mary Moody Tract (78.48 acres). This figure excludes developed church parcels, schools, and parks.